



Bells Hill Stoke Poges Bucks SL2 4EH



Currently operated as an MOT test centre, vehicle repair and tyre fitting a substantial industrial well-equipped workshop premises with a generous yard/parking, waiting area, offices, staff welfare facilities and customer toilets.

ACCOMMODATION: (all sizes are approximate)

	Sq. m	Sq. ft
Ground floor	458	4930
First/floor office/Customer waiting.	53.59	576.84
Yard/Parking		
Staff kitchen/rest room	14.15	152.3
Storage	14.15	152.3

EPC:

Asset ratings: 93D (certificate available on request)

PLANNING:

Planning history may be available through South Bucks Council planning portal.
Alternative uses may be considered subject to usual consents

BUSINESS RATES

The current business rates incorporate a neighbouring premises. The current Landlords are arranging for the business rates to be split.
Further details on application.

TERMS

**Available on a new lease on terms to be agreed.
Rent on application.**

V.A.T.

Unless otherwise stated terms are exclusive of V.A.T. where payable.

VIEWING

Further details and arrangements to view are strictly by appointment via Focus Commercial, please telephone Kevin Nee on 01753 770124. Email: enquiries@focuscommercial.com.

LIMITATIONS

Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Buyers are recommended to take their own measurements and investigate planning consents and use.

Bells Hill

Approximate Gross Internal Floor Area = 458.0 sq m / 4930 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.